

Napa-Solano Counties

CURRENT SETTING

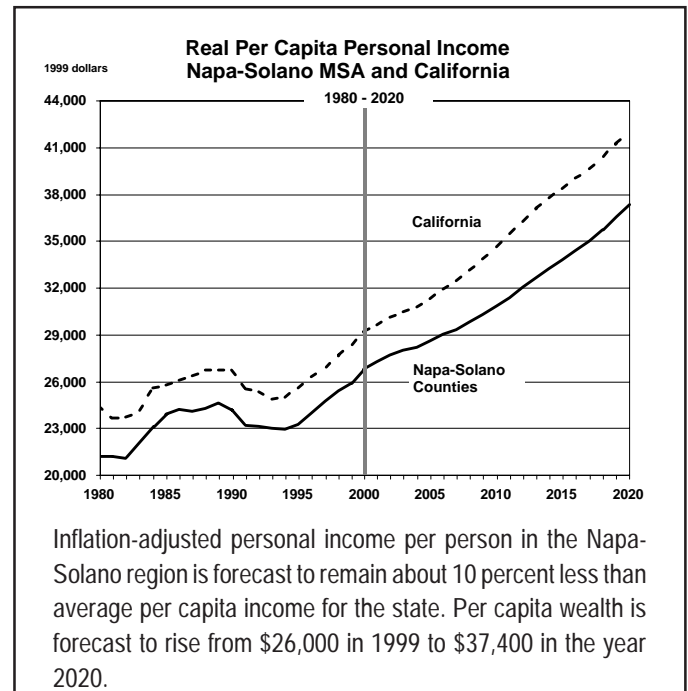
The Counties of Napa and Solano define the Vallejo-Fairfield-Napa Metropolitan Statistical Area. The region currently has a population of 529,000 residents. Total employment as of March 2000 stood at 175,300 wage and salary workers. The creation of jobs advanced 5.3 percent in 1999, compared to 2.8 percent for the state of California at that time.

FORECAST SUMMARY

- Real per capita personal income, though lagging behind the California average throughout the forecast, is expected to grow from an estimated \$25,927 in 1999 to \$37,400 in 2020.
- Real taxable retail sales are forecast to increase from an estimated \$3.84 billion in 1999 to \$7.37 billion (1999 dollars) in 2020. This growth in inflation-adjusted retail sales averages 3.2 percent per year.
- Wage and salary employment is forecast to grow by an average annual rate of 2.4 percent between 2000 and 2020. Most of this increase is expected to be in the services sector, which is forecast to increase from 45,300 jobs in 1999 to just under 80,000 jobs in 2020.
- Net migration is expected to remain positive each year of the forecast, averaging 6,339 more in-migrants than out-migrants a year. The average number of persons per household is forecast to increase from 3.01 in 1999 to 3.19 in 2020, as additions to the housing stock are not expected to keep pace with population growth.
- Registered vehicles are forecast to grow by an average rate of 1.9 percent a year, from 408,000 vehicles in 1999 to 604,000 in 2020. The average number of persons per vehicle is expected to increase slightly, from 1.23 in 1999 to 1.25 in 2020, with a peak level of 1.27 in 2015.

EMPLOYMENT

During 1999, the region created 9,100 new wage and salary jobs. After 2000, job creation is forecast to slow, averaging 4,500 new jobs per year between 2001 and 2010. The principal sector of growth is services, followed by manufac-



turing. More than 12,000 new jobs will be created in the services sector, together with 7,300 new manufacturing jobs by 2010. Employment growth in services is forecast to accelerate during the 2010 to 2020 period. An aging baby boomer population together with a growing school age population will place greater demands on healthcare and education services.

Farm employment is expected to increase from an average of 7,300 year-round workers in 1999 to 10,000 year-round workers in 2020. Grape production remains prolific in the region but employment gains are likely to be modest because labor saving technologies will characterize California farming over the longer term forecast.

Manufacturing employment is forecast to grow slightly in importance, from 11.7 percent of all 1999 jobs in the region, to 12.9 percent in 2020. Employment in this sector increases from 20,200 jobs to 37,400 jobs over the 21 year forecast. More than 60 percent of these manufacturing jobs involve the production of non-durable goods, mostly food.

Retail and wholesale trade employment will also increase at relatively healthy rates in the future. The forecast growth of trade sector jobs averages 2.6 percent per year

between 2000 and 2010, and 1.9 percent per year between 2010 and 2020. These jobs are needed to accommodate the consumption demands of the growing population in the region over the forecast.

INCOME

Personal income grew 6.4 percent in 1999, and per capita income rose 4.6 percent. Adjusted for inflation, per capita income improved 1.9 percent in 1999. Personal income is forecast to rise an average 6.0 percent per year between 2001 and 2010. The wealth position of the population is expected to generally improve in the future, though it will lag behind the average wealth position for all persons in the state of California. Inflation adjusted per capita in-

come is expected to grow 1.8 percent per year over the forecast.

Rising average personal incomes will translate into rising average rates of consumption. The retail markets are expected to remain healthy as income positions continue to improve in the region. Real retail sales are forecast to rise 2.9 percent per year between 2000 and 2010, and 3.2 percent per year between 2010 and 2020.

HOUSING AND DEMOGRAPHICS

tain its 1998-1999 pace for the next 10 years. An average of 6,000 new in-migrants relocated into the region during 1998 and 1999. Over the next 10 years, an average

ECONOMIC FORECAST: DEMOGRAPHICS, INCOME, SALES

year	Popula- tion	Net Migra- tion	Regis- tered Vehicles	House- holds	New Housing Units	Retail Sales	Personal Income	Real Per Capita Income	Farm Crop Sales	Indus- trial Output
	people	people	thousands of veh.	thousands of homes	homes	billions of \$	billions of \$	1999 \$ per person	millions of \$	billions of 1999 \$
1995	488,291	-2,613	399	165.8	1,431	\$2.8	\$10.6	\$23,230	\$331	\$2.0
1996	491,442	-547	405	167.3	1,969	\$3.0	\$11.2	\$23,981	\$369	\$2.2
1997	499,769	4,982	389	168.7	1,892	\$3.2	\$11.9	\$24,792	\$464	\$2.4
1998	507,965	4,947	414	170.7	2,687	\$3.4	\$12.6	\$25,442	\$387	\$2.6
1999	517,324	7,030	408	172.4	2,673	\$3.8	\$13.4	\$25,927	\$444	\$2.7
2000	526,925	6,721	430	175.0	2,333	\$4.2	\$14.5	\$26,804	\$441	\$2.9
2001	537,225	5,493	438	177.2	2,427	\$4.4	\$15.4	\$27,279	\$454	\$3.1
2002	547,331	5,036	444	179.5	2,698	\$4.7	\$16.3	\$27,691	\$454	\$3.2
2003	557,450	5,270	451	182.1	3,051	\$4.9	\$17.3	\$28,012	\$462	\$3.4
2004	567,183	5,791	457	185.0	3,179	\$5.2	\$18.3	\$28,230	\$471	\$3.5
2005	576,322	6,042	465	188.0	3,134	\$5.5	\$19.4	\$28,620	\$482	\$3.7
2006	585,013	5,812	472	191.0	3,173	\$5.8	\$20.6	\$29,022	\$500	\$3.9
2007	594,372	5,800	479	194.0	3,235	\$6.1	\$21.8	\$29,374	\$521	\$4.1
2008	603,761	5,949	486	197.0	3,311	\$6.4	\$23.1	\$29,841	\$535	\$4.3
2009	613,207	6,033	493	200.2	3,325	\$6.8	\$24.5	\$30,336	\$546	\$4.5
2010	622,678	5,961	502	203.3	3,448	\$7.2	\$25.9	\$30,874	\$561	\$4.7
2011	630,749	6,011	510	206.6	3,521	\$7.6	\$27.4	\$31,406	\$576	\$4.9
2012	638,807	6,270	517	209.9	3,408	\$8.0	\$29.1	\$32,048	\$591	\$5.1
2013	646,942	6,190	526	213.1	3,471	\$8.4	\$30.8	\$32,678	\$604	\$5.4
2014	655,028	6,415	535	216.4	3,493	\$8.8	\$32.5	\$33,265	\$617	\$5.7
2015	664,276	6,633	544	219.7	3,492	\$9.3	\$34.4	\$33,814	\$627	\$5.9
2016	673,349	6,639	554	223.0	3,552	\$9.8	\$36.4	\$34,413	\$637	\$6.2
2017	682,461	7,025	565	226.4	3,570	\$10.3	\$38.5	\$35,011	\$650	\$6.5
2018	691,645	7,507	578	229.8	3,679	\$10.8	\$41.0	\$35,764	\$663	\$6.8
2019	700,828	7,979	590	233.3	3,848	\$11.5	\$43.6	\$36,579	\$681	\$7.2
2020	709,983	8,531	604	236.9	3,837	\$12.1	\$46.4	\$37,351	\$703	\$7.5

Note: Historical data is shown for the years 1990 to 1999; forecasts begin in the year 2000

of 5,700 net migrants per year are forecast. Population growth slows slightly from 1.8 percent in 1999 to 1.6 percent by 2005 and 1.4 percent in 2015.

The rate of migration and the growth of population remain relatively constant in the Napa-Solano region over the forecast. The economies of the suburban and rural counties adjacent to the major metropolitan areas in California will be the principal locations of growth over the next 20 years.

The demand for housing is forecast to rise over the next twenty years, in tandem with population growth. New residential units are forecast to average 3,000 per year between 2000 and 2010, and 3,600 per year between 2010 and 2020.

ECONOMIC FORECAST: EMPLOYMENT

Total Wage & Salary	Farm	Cons- truction	Mining	Manu- fac- toring	Trans. & Public Utilities	Trade	Finance, Insurance, Real Estate	Total Services	Gov- ern- ment
----- thousands of jobs -----									
146.9	5.3	8.3	0.4	15.7	5.5	37.3	5.4	36.1	32.9
150.2	5.8	8.8	0.5	16.8	5.7	38.0	5.6	38.1	30.9
156.4	6.3	10.0	0.6	17.8	6.1	39.3	5.9	39.6	30.8
163.3	6.5	10.6	0.5	19.2	6.2	39.9	6.0	42.6	31.8
172.4	7.3	11.9	0.5	20.2	6.0	41.1	6.6	45.3	33.5
178.3	7.5	12.1	0.5	21.0	6.2	42.6	6.9	47.4	34.2
183.4	7.6	12.3	0.5	21.7	6.4	44.0	7.1	49.1	34.5
187.9	7.7	12.5	0.5	22.5	6.6	45.4	7.4	50.5	34.8
192.2	7.8	12.7	0.5	23.2	6.8	46.8	7.7	51.6	35.2
196.4	7.8	13.0	0.4	23.8	7.0	48.0	8.0	52.7	35.6
201.1	8.0	13.2	0.4	24.6	7.1	49.3	8.3	53.9	36.2
205.7	8.3	13.6	0.4	25.4	7.3	50.5	8.6	54.9	36.8
209.9	8.4	13.9	0.4	26.1	7.5	51.7	8.9	55.7	37.4
214.2	8.5	14.1	0.4	26.8	7.6	52.8	9.2	56.9	37.9
218.6	8.5	14.4	0.4	27.5	7.8	54.0	9.5	57.9	38.4
223.5	8.6	14.8	0.4	28.3	8.0	55.2	9.8	59.4	39.0
227.8	8.8	15.1	0.4	29.1	8.2	56.3	10.2	60.2	39.6
232.0	8.9	15.3	0.4	29.9	8.3	57.5	10.6	60.8	40.3
236.9	9.1	15.6	0.4	30.6	8.5	58.7	10.9	61.8	41.1
241.7	9.3	16.0	0.4	31.4	8.7	59.8	11.3	62.8	41.9
247.1	9.4	16.3	0.4	32.1	9.0	61.0	11.7	64.4	42.7
253.1	9.5	16.7	0.4	32.9	9.2	62.1	12.2	66.6	43.6
258.9	9.6	17.0	0.4	33.7	9.4	63.2	12.6	68.6	44.4
266.7	9.7	17.5	0.4	34.6	9.6	64.4	13.0	72.2	45.3
274.6	9.9	17.8	0.4	35.5	9.9	65.5	13.5	75.8	46.3
282.7	10.0	18.2	0.4	36.4	10.1	66.7	14.0	79.7	47.2

Napa County

ECONOMIC FORECAST: DEMOGRAPHICS, INCOME, SALES

year	Popula- tion	Net Migra- tion	Regis- tered Vehicles	House- holds	New Housing Units	Retail Sales	Personal Income	Real Per Capita Income	Farm Crop Sales	Indus- trial Output
	people	people	thousands of veh.	thousands of homes	homes	billions of \$	billions of \$	1999 \$ per person	millions of \$	billions of 1999 \$
1990	111,244	3,306	105	41.0	707	\$0.6	\$2.6	\$28,435	\$147	\$0.6
1991	112,607	856	109	41.9	756	\$0.6	\$2.7	\$27,988	\$180	\$0.6
1992	114,731	1,846	109	42.5	417	\$0.6	\$2.8	\$27,751	\$174	\$0.6
1993	116,056	922	110	43.2	415	\$0.6	\$2.9	\$27,666	\$141	\$0.7
1994	116,735	349	109	43.5	394	\$0.6	\$3.0	\$28,322	\$154	\$0.7
1995	117,735	719	111	44.0	316	\$0.7	\$3.2	\$28,826	\$150	\$0.7
1996	118,949	1,007	113	44.3	232	\$0.8	\$3.4	\$30,011	\$158	\$0.8
1997	121,093	1,972	108	44.6	350	\$0.8	\$3.7	\$31,558	\$255	\$0.9
1998	123,118	1,217	115	44.9	483	\$0.9	\$3.8	\$31,600	\$202	\$0.9
1999	125,123	1,434	114	45.2	720	\$1.1	\$4.0	\$32,328	\$244	\$1.0
2000	127,084	1,548	122	45.2	482	\$1.0	\$4.2	\$32,654	\$209	\$1.1
2001	129,130	1,476	123	45.5	513	\$1.1	\$4.5	\$33,263	\$197	\$1.2
2002	131,039	1,445	125	45.9	558	\$1.1	\$4.7	\$33,791	\$184	\$1.2
2003	132,850	1,468	126	46.3	604	\$1.2	\$5.0	\$34,232	\$183	\$1.3
2004	134,498	1,510	128	46.7	620	\$1.2	\$5.2	\$34,584	\$184	\$1.4
2005	136,010	1,509	130	47.2	605	\$1.3	\$5.6	\$35,146	\$188	\$1.5
2006	137,359	1,467	131	47.6	612	\$1.4	\$5.9	\$35,727	\$198	\$1.5
2007	138,890	1,460	133	48.1	627	\$1.4	\$6.2	\$36,258	\$207	\$1.6
2008	140,426	1,461	135	48.6	633	\$1.5	\$6.6	\$36,934	\$210	\$1.7
2009	141,971	1,450	137	49.1	635	\$1.6	\$6.9	\$37,654	\$213	\$1.8
2010	143,542	1,411	139	49.5	640	\$1.7	\$7.3	\$38,439	\$218	\$1.9
2011	144,750	1,397	141	50.0	659	\$1.7	\$7.7	\$39,229	\$224	\$2.0
2012	145,949	1,409	142	50.6	647	\$1.8	\$8.2	\$40,167	\$229	\$2.1
2013	147,210	1,377	144	51.1	643	\$1.9	\$8.6	\$41,101	\$232	\$2.2
2014	148,451	1,379	147	51.6	646	\$2.0	\$9.1	\$42,004	\$236	\$2.4
2015	150,001	1,374	149	52.1	634	\$2.1	\$9.6	\$42,882	\$238	\$2.5
2016	151,518	1,339	151	52.6	630	\$2.2	\$10.1	\$43,837	\$241	\$2.6
2017	153,065	1,352	154	53.1	633	\$2.3	\$10.7	\$44,816	\$247	\$2.8
2018	154,657	1,352	157	53.6	611	\$2.4	\$11.3	\$46,019	\$253	\$2.9
2019	156,274	1,352	160	54.2	629	\$2.5	\$12.1	\$47,338	\$261	\$3.1
2020	157,878	1,360	163	54.7	620	\$2.7	\$12.8	\$48,645	\$270	\$3.2

Note: Historical data is shown for the years 1990 to 1999; forecasts begin in the year 2000

Napa County

ECONOMIC FORECAST: EMPLOYMENT

Total Wage & Salary	Farm	Construction and Mining	Manu- fac- toring	Trans. & Public Utilities	Trade	Finance, Insurance, Real Estate	Total Services	Gov- ern- ment
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----- thousands of jobs -----

47.7	3.5	4.7	5.3	1.4	9.6	1.8	12.9	8.5
48.1	3.4	4.9	5.6	1.3	9.4	1.6	13.3	8.6
48.1	3.2	4.9	6.3	1.3	9.0	1.7	13.2	8.5
48.2	3.5	4.4	6.7	1.4	9.0	1.7	13.4	8.1
48.2	3.3	3.8	6.7	1.6	9.2	1.7	13.7	8.2
49.3	3.7	3.5	7.2	1.5	9.6	1.9	13.8	8.1
52.8	3.8	4.3	7.7	1.6	10.8	1.8	14.4	8.4
55.7	4.2	5.0	8.0	1.7	11.1	1.9	15.4	8.4
59.3	4.3	5.4	9.3	1.4	11.4	2.1	16.7	8.7
61.8	4.8	6.0	9.6	1.7	11.7	2.3	16.5	9.2
63.3	4.9	6.0	10.1	1.6	12.4	2.2	17.3	8.8
64.7	4.9	6.1	10.4	1.7	13.0	2.2	17.8	8.7
66.1	4.9	6.2	10.8	1.7	13.5	2.2	18.1	8.7
67.5	4.9	6.3	11.2	1.7	14.1	2.2	18.5	8.7
68.9	4.9	6.4	11.5	1.8	14.6	2.2	18.8	8.7
70.5	5.0	6.5	12.0	1.8	15.0	2.3	19.1	8.7
72.1	5.3	6.7	12.4	1.9	15.5	2.3	19.4	8.7
73.6	5.5	6.8	12.7	1.9	16.0	2.4	19.6	8.7
75.0	5.5	6.9	13.1	1.9	16.5	2.4	20.0	8.7
76.4	5.6	7.1	13.5	2.0	16.9	2.5	20.3	8.6
78.1	5.6	7.2	13.9	2.0	17.4	2.6	20.7	8.6
79.5	5.7	7.4	14.3	2.1	17.9	2.6	20.9	8.6
81.0	5.9	7.5	14.7	2.1	18.4	2.7	21.1	8.6
82.6	6.1	7.6	15.1	2.1	18.8	2.7	21.4	8.6
84.1	6.2	7.8	15.6	2.2	19.3	2.8	21.7	8.6
85.8	6.3	7.9	16.0	2.2	19.8	2.9	22.1	8.6
87.7	6.4	8.1	16.4	2.3	20.2	3.0	22.7	8.6
89.5	6.5	8.3	16.8	2.3	20.7	3.0	23.3	8.6
91.9	6.6	8.5	17.2	2.4	21.1	3.1	24.3	8.6
94.4	6.8	8.7	17.7	2.4	21.6	3.2	25.3	8.6
96.9	7.0	8.9	18.2	2.5	22.1	3.3	26.4	8.6

Solano County

ECONOMIC FORECAST: DEMOGRAPHICS, INCOME, SALES

year	Popula- tion	Net Migra- tion	Regis- tered Vehicles	House- holds	New Housing Units	Retail Sales	Personal Income	Real Per Capita Income	Farm Crop Sales	Indus- trial Output
	people	people	thousands of veh.	thousands of homes	homes	billions of \$	billions of \$	1999 \$ per person	millions of \$	billions of 1999 \$
1990	344,116	15,934	276	113	2,314	\$1.9	\$6.4	\$22,743	\$175	\$1.05
1991	355,614	7,068	286	116	1,442	\$1.9	\$6.6	\$21,642	\$182	\$1.00
1992	362,876	2,849	283	117	1,803	\$2.0	\$6.9	\$21,696	\$166	\$1.11
1993	368,175	1,282	288	119	1,469	\$2.0	\$7.2	\$21,576	\$178	\$1.17
1994	370,338	-1,879	284	120	1,501	\$2.1	\$7.2	\$21,234	\$192	\$1.20
1995	370,556	-3,332	289	122	1,115	\$2.1	\$7.4	\$21,450	\$180	\$1.23
1996	372,493	-1,554	292	123	1,737	\$2.2	\$7.8	\$22,055	\$212	\$1.29
1997	378,676	3,010	281	124	1,542	\$2.3	\$8.3	\$22,626	\$209	\$1.42
1998	384,847	3,730	299	126	2,204	\$2.5	\$8.8	\$23,484	\$185	\$1.52
1999	392,201	5,596	293	127	1,953	\$2.8	\$9.4	\$23,911	\$200	\$1.53
2000	399,841	5,173	309	130	1,852	\$3.1	\$10.3	\$24,975	\$233	\$1.65
2001	408,095	4,018	314	132	1,914	\$3.3	\$11.0	\$25,420	\$257	\$1.74
2002	416,292	3,591	319	134	2,140	\$3.5	\$11.6	\$25,805	\$269	\$1.83
2003	424,600	3,802	324	136	2,447	\$3.7	\$12.3	\$26,098	\$279	\$1.91
2004	432,685	4,281	329	138	2,558	\$3.9	\$13.0	\$26,289	\$287	\$2.00
2005	440,312	4,533	335	141	2,529	\$4.2	\$13.9	\$26,639	\$293	\$2.10
2006	447,654	4,345	340	143	2,560	\$4.4	\$14.7	\$27,000	\$302	\$2.20
2007	455,482	4,341	346	146	2,608	\$4.7	\$15.6	\$27,312	\$314	\$2.29
2008	463,335	4,488	351	148	2,678	\$4.9	\$16.6	\$27,732	\$325	\$2.40
2009	471,236	4,583	357	151	2,690	\$5.2	\$17.6	\$28,175	\$333	\$2.51
2010	479,136	4,551	363	154	2,808	\$5.5	\$18.6	\$28,657	\$343	\$2.62
2011	485,999	4,615	369	157	2,862	\$5.8	\$19.7	\$29,130	\$352	\$2.74
2012	492,858	4,861	375	159	2,761	\$6.2	\$20.9	\$29,706	\$362	\$2.87
2013	499,732	4,814	381	162	2,827	\$6.5	\$22.2	\$30,266	\$372	\$3.00
2014	506,577	5,035	388	165	2,848	\$6.8	\$23.4	\$30,783	\$381	\$3.14
2015	514,275	5,259	395	168	2,858	\$7.2	\$24.8	\$31,260	\$389	\$3.28
2016	521,831	5,300	403	170	2,921	\$7.6	\$26.3	\$31,781	\$396	\$3.43
2017	529,396	5,674	411	173	2,937	\$8.0	\$27.8	\$32,297	\$403	\$3.58
2018	536,988	6,155	421	176	3,068	\$8.4	\$29.6	\$32,953	\$411	\$3.75
2019	544,554	6,627	430	179	3,220	\$8.9	\$31.6	\$33,661	\$420	\$3.93
2020	552,105	7,171	440	182	3,218	\$9.4	\$33.6	\$34,320	\$433	\$4.11

Note: Historical data is shown for the years 1990 to 1999; forecasts begin in the year 2000

Solano County

ECONOMIC FORECAST: EMPLOYMENT

Total Wage & Salary	Farm	Construction and Mining	Manu- fac- toring	Trans. & Public Utilities	Trade	Finance, Insurance, Real Estate	Total Services	Gov- ern- ment
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----- thousands of jobs -----

95.8	1.9	5.5	7.4	3.7	25.4	3.1	19.4	29.4
96.1	1.8	5.0	6.6	3.8	26.0	3.3	20.7	28.9
98.3	1.9	5.0	7.1	4.3	26.2	3.6	21.4	28.8
97.8	1.8	4.2	7.1	4.5	27.3	3.7	21.6	27.6
97.4	1.8	4.7	7.6	4.3	27.1	3.7	22.1	26.1
97.6	1.6	5.2	8.5	4.0	27.7	3.5	22.3	24.8
97.4	2.0	5.0	9.1	4.1	27.2	3.8	23.7	22.5
100.7	2.1	5.6	9.8	4.4	28.2	4.0	24.2	22.4
104.0	2.2	5.7	9.9	4.8	28.5	3.9	25.9	23.1
110.6	2.5	6.4	10.6	4.3	29.4	4.3	28.8	24.3
115.0	2.6	6.6	11.0	4.6	30.2	4.7	30.1	25.3
118.6	2.7	6.7	11.3	4.8	31.1	5.0	31.4	25.8
121.7	2.8	6.8	11.7	4.9	31.9	5.2	32.3	26.1
124.7	2.9	6.9	12.0	5.1	32.7	5.5	33.2	26.5
127.5	2.9	7.0	12.3	5.2	33.5	5.7	33.9	27.0
130.6	2.9	7.2	12.7	5.3	34.2	6.0	34.8	27.5
133.5	3.0	7.4	13.0	5.4	35.0	6.2	35.5	28.1
136.3	3.0	7.5	13.3	5.6	35.7	6.5	36.1	28.7
139.3	3.0	7.6	13.7	5.7	36.4	6.7	36.9	29.3
142.2	3.0	7.8	14.0	5.8	37.1	7.0	37.7	29.8
145.4	3.0	8.0	14.4	6.0	37.7	7.3	38.7	30.4
148.3	3.0	8.1	14.8	6.1	38.4	7.6	39.3	31.0
151.1	3.0	8.3	15.1	6.2	39.1	7.9	39.7	31.7
154.3	3.1	8.4	15.5	6.4	39.8	8.2	40.4	32.5
157.5	3.1	8.6	15.8	6.6	40.5	8.5	41.2	33.3
161.3	3.1	8.8	16.2	6.7	41.2	8.9	42.3	34.1
165.4	3.1	9.0	16.6	6.9	41.9	9.2	43.9	34.9
169.5	3.1	9.1	16.9	7.1	42.6	9.6	45.3	35.8
174.8	3.1	9.4	17.3	7.2	43.2	9.9	47.9	36.7
180.2	3.1	9.6	17.8	7.4	43.9	10.3	50.5	37.7
185.9	3.1	9.8	18.2	7.6	44.6	10.8	53.2	38.7

Napa - Solano Counties

